

FIRST AMENDMENT TO THE REPORT AND
DECISION ON THE APPLICATION OF CASA
MARIA HOUSING CORPORATION FOR THE
AUTHORIZATION AND APPROVAL OF A
PROJECT UNDER MASSACHUSETTS GENERAL
LAWS (TER.ED.) CHAPTER 121A AS AMENDED,
AND CHAPTER 652 OF THE ACTS OF 1960, TO
BE UNDERTAKEN AND CARRIED OUT BY A
CHARITABLE CORPORATION FORMED UNDER M.G.L.
CHAPTER 180, AND APPROVAL TO ACT AS AN
URBAN REDEVELOPMENT CORPORATION UNDER
SAID CHAPTER 121A.

On July 27, 1978, the Authority voted to adopt a Report and Decision on the Application of Casa Maria Housing Corporation for approval of an Urban Redevelopment Project pursuant to Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960. The proposal called for the purchase of .55 acres of vacant land from The Church of St. Mary of The Sacred Heart, in the North End of Boston and the construction, operation, and maintenance of seventy-five (75) units of housing for low-income elderly and handicapped persons in the Project Area. All of the units will receive Section 8.

On January 25, 1979, the Applicant submitted a request to amend their project approval as follows:

1. At Paragraph 3 of the Application (entitled "The Project"), and wherever else in the Application or Exhibits attached to it the Project is described as containing seventy-five (75) units of housing for low-income elderly and handicapped persons and off-street parking for approximately fifteen (15) cars, the number of housing units and parking spaces is hereby amended to state eighty-five (85) and seventeen (17) respectively; and

2. At Paragraph 3 of the Application (entitled "The Project"), and wherever else in the Application or Exhibits reference is made to the Project as containing one efficiency unit, sixty-nine (69) one-bedroom units and five (5) two-bedroom units, the Application is hereby amended to describe the Project as containing approximately three (3) efficiency units, seventy-two (72) one-bedroom units and ten (10) two-bedroom units; and

3. At Paragraph 4 of the Application (entitled "Financial Information"), reference to the cost of the Project and rate of interest of the mortgage loan is hereby amended to state that the cost of the Project will be approximately \$3,589,100 and the rate of interest on the construction loan will be 8.125 per cent while the rate of interest on the permanent loan will be 7.625 per cent; and

4. Exhibit 10 of the Application entitled "CASA MARIA HOUSING FOR THE ELDERLY, ZONING DEVIATIONS REQUIRED" is hereby amended as shown on the following revised copy of Exhibit 10 dated January 25, 1979 (as attached).

As a result of the unexpected high cost of providing a structurally adequate foundation for the Project, the only way in which the Project could proceed is to spread the expense over a greater number of units. Additional mortgage financing and rental subsidies for the ten extra units have been made available for the Project by the U.S. Department of Housing Urban Development (HUD). Further, the residents of Boston's North End who are sponsors of this Project are pleased to be able to provide their community with ten additional units of new housing.

The changes have met with the approval of the Boston Redevelopment Authority staff. The new Appendix Item #10 sets forth the zoning deviations requested. For

the reasons set forth in the original Application and those referred to herein, said deviations are necessary for the carrying out of the total project and are therefore granted without substantially derogating from the intent and purpose of the applicable laws, codes, ordinances, and regulations respectively. All future changes or deviations are subject to further staff review.

In the opinion of the General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority hereby approves the "First Amendment to the Report and Decision on the Application of Casa Maria Housing Corporation for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Charitable Corporation Formed Under M.G.L. Chapter 180, and Approval to Act as an Urban Redevelopment Corporation Under said Chapter 121A" and hereby consents to the Amendment to the Application and Report and Decision thereon as set forth herein.

APPENDIX ITEM #10

CASA MARIA HOUSING FOR THE ELDERLY

ZONING DEVIATIONS REQUIRED

OWNER/DEVELOPER: Casa Maria Housing Corporation

LOCATION: Block in North End of Boston bounded by Cooper, Endicott, Thacher and Lynn Streets.

NUMBER OF UNITS: 85 residential units, and approximately 2,600 square feet of commercial space, occupancy of which shall be limited to those use categories of the Zoning Code which are allowed uses in this zone.

SOURCE OF FUNDING: HUD Section 202 Program

ARCHITECT: Stephen Tise

USE DEVIATIONS REQUIRED:

1. Usable Open Space per Dwelling Unit
 - a. Open Space Required = 8,500 square feet
(formerly read "7,500")
 - b. Open Space Provided = 4,800 square feet (deviation required)
(formerly read "5,850")
2. Minimum Depth of Front Yard (Endicott Street)
 - a. Required Depth = 15 feet
 - b. Depth Provided = 0 feet (deviation required)
(formerly read "3" feet)
3. Minimum Side Yard Depth (Cooper Street)
 - a. Required Depth = 7.5 feet
 - b. Depth Provided:
 - Cooper Street = 0 feet (deviation required)
(No change from original Application)
 - c. Note: Applicant proposes to erect a fence no more than seven (formerly read "six") feet in height along a portion of the Cooper Street side lot line. Since a deviation is required for that portion of the building which abuts the Cooper Street lot line, said deviation shall apply to the fence also.

Casa Maria Housing for the Elderly
Zoning Deviations Required, continued

4. Minimum Depth of Rear Yard (Lynn Street)

- a. Required Depth = 15 feet
(formerly read "10")
- b. Depth Provided = 0 feet (deviation required)
(No change from original Application)
- c. Note: Applicant proposes to erect two fences, neither of which shall be more than seven (formerly read "six") feet in height. The first of these shall be placed along the rear (Lynn Street) lot line while the second will extend from the northwest corner of the building to the rear property line at Lynn Street, running generally parallel with Thatcher Street to the rear lot line. Since a deviation is required for that portion of the building which abuts the rear lot line, this deviation shall apply to that portion of the proposed fences which lies within the 15 foot setback area.

5. Minimum Setback of Parapet (Endicott and Lynn Streets)

- a. Required Rear Depth = 12 inches (formerly "4" inches)

$$\frac{H + L'}{6} = \frac{60^*(H) - 22^{**} (\text{see §21-2(a)}) + 28(L)}{6} = \text{setback}$$

*(formerly read "64")

** (formerly read "22.5")

$$\frac{66}{6} (\text{formerly read "69.5"}) = 11 (\text{formerly read "11.58"})$$

$$11 - 10 (\text{see §21-1}) = \underline{12} \text{ inches}$$

- b. Rear Depth Provided = 0 (deviation required)
(No change from original Application)

- c. Required Front Depth = 30.5 feet
(formerly read 0-12 feet; variable)

$$\frac{H + L'}{6} = \frac{55 (\text{Average Height}) - 22 + 272}{6} (L)$$

$$\frac{305}{6} = 50.5 - 20 = \underline{30.5'}$$

Casa Maria Housing for the Elderly
Zoning Deviations Required, continued

- d. Front Depth Provided = 0 (deviation required)
(No change from original application)
- 6. Traffic Visibility Across Corner (Section 18-3)
 - a. Interference with traffic visibility allowed by Code at each corner of proposed building - 0
 - b. Interference proposed - as per final plans for proposed building (deviation required at four (formerly read "three") corners of building). (Formerly no deviation required at corner of Lynn Street and Thatcher Street)
- 7. Maximum Floor Area Ratio (NEW)
 - a. Maximum Allowed = 3.0
 - b. Floor Area Ratio Provided = 3.08 (deviation required) (Original Application contained no request for a deviation from the provisions of Article 15 of the Code)
- 8. Off Street Parking
 - a. Residential Use = 51 spaces
(formerly read "45" spaces)
 - b. Residential Spaces Provided = 17 spaces (deviation required) (formerly read "15" spaces)
 - c. Number of Spaces in Front Yard = 2 spaces (deviation required) (formerly no deviation required)

CASA MARIA HOUSING CORPORATION

FIRST AMENDMENT TO APPLICATION OF CASA MARIA
HOUSING CORPORATION FOR APPROVAL OF A
PROJECT UNDER G.L. c.121A, AS AMENDED,
AND ST. 1960, c.652

Reference is made to an Application of Casa Maria Housing Corporation for Approval of a Project under G.L. c.121A, as amended, and St. 1960, c.652 dated June 6, 1978 which Application was approved by the Boston Redevelopment Authority (the Authority) by Report and Decision dated July 27, 1978.

The Applicant hereby requests authorization and approval of the Authority to amend the Application in the manner set forth below and further requests that the Authority amend its Report and Decision dated July 27, 1978 to the extent necessary to reflect the amendments to the Application hereinafter set forth. More particularly the Application is hereby amended as follows:

1. At Paragraph 3 of the Application (entitled "The Project"), and wherever else in the Application or Exhibits attached to it the Project is described as containing seventy-five (75) units of housing for low-income elderly and handicapped persons and off-street parking for approximately fifteen (15) cars, the number of housing units and parking spaces is hereby amended to state eighty-five (85) and seventeen (17) respectively; and

2. At Paragraph 3 of the Application (entitled "The Project"), and wherever else in the Application or Exhibits reference is made to the Project as containing one efficiency unit, sixty-nine (69) one-bedroom units and five (5) two-bedroom units, the Application is hereby amended to describe the Project as containing approximately three (3) efficiency units, seventy-two (72) one-bedroom units and ten (10) two-bedroom units; and

3. At Paragraph 4 of the Application (entitled "Financial Information"), reference to the cost of the Project and rate of interest of the mortgage loan is hereby amended to state that the cost of the Project will be approximately \$3,589,100 and the rate of interest on the construction loan will be 8.125 percent while the rate of interest on the permanent loan will be 7.625 percent; and

4. Exhibit 10 of the Application entitled "CASA MARIA HOUSING FOR THE ELDERLY, ZONING DEVIATIONS REQUIRED" is hereby amended as shown on the following revised copy of Exhibit 10 dated January 25, 1979 (wherein changes from the original Exhibit 10, as the same was approved by the Authority in its Report and Decision of July 27, 1978, are underlined):

The Applicant respectfully requests that the Authority find the foregoing amendments to the Application as contained in this First Amendment as not fundamental.

Executed this 25th day of January, 1979.

CASA MARIA HOUSING CORPORATION

By:

James L. Buechl
Its Authorized Attorney

MEMORANDUM

FEBRUARY 15, 1979

3727

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FIRST AMENDMENT TO REPORT AND DECISION ON
CHAPTER 121A APPLICATION OF CASA MARIA HOUSING CORPORATION

On July 27, 1978, the Authority voted to adopt a Report and Decision on the Application of Casa Maria Housing Corporation for approval of an Urban Redevelopment Project pursuant to Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960. The proposal called for the purchase of .55 acres of vacant land from The Church of St. Mary of The Sacred Heart, in the North End of Boston and the construction, operation, and maintenance of seventy-five (75) units of housing for low-income elderly and handicapped persons in the Project Area. All of the units will receive Section 8.

On January 25, 1979, the Applicant submitted a request to amend their project approval. Due to the unexpected high cost in providing a structurally adequate foundation the Applicant is requesting the addition of ten units to the Project. This addition has resulted in minor design changes.

In the opinion of the General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing. All changes have been reviewed by the Authority staff and met with their approval. It is therefore recommended that the Authority adopt the attached First Amendment to the Application and Report and Decision.

An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled "First Amendment to the Report and Decision on the Application of Casa Maria Housing Corporation for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A as amended, and Chapter 652 of the Acts of 1960, to be undertaken and carried out by a Charitable Corporation Formed under M.G.L. Chapter 180, and Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" be and hereby is approved and adopted.